

PKM

PROJECT MANAGER'S MONTHLY REPORT

Period Ending: 6-30-85

1. **PROJECT:** CIA Headquarters Expansion - Langley, Virginia
2. **PROJECT OBJECTIVES:** The design of this project is being administered by CIA. A design contract has been awarded to the A/E firm, Smith, Hinchman and Grylls (SH&G). GSA has provided design review and guidance and is administering the construction contracts.

This project is for a 1.13 million square feet office and computer facility, a 2500 car parking deck, new security control centers, and a complete renovation of the existing powerhouse. Because of funding constraints, the design was directed toward separate bid packages. BP #4 and #5 have been designated as SBA 8a contracts.
3. **STATUS OF FUNDS:** Funding for the entire project (design and construction) has been appropriated directly to the CIA.

A. Design: Funding for design effort controlled by CIA.

- BP #1 (Site Work, Foundations and Parking Deck)
- BP #2 (Headquarters Building)
- BP #3 (Powerhouse Modifications)
- BP #4 (Landscape, Exterior Lighting, Curbs, Pavement Resurfacing, and Security Control Centers)

SBA 8a Contract

- BP #5 (Installation of Government Furnished Carpet Tile and Carpeting)

SBA 8a contract

B. Construction: \$162,000,000 (CIA established target for A/E)

- BP #1 Est. Cost is \$18,440,000
- BP #2 Est. Cost is \$113,160,000
- BP #3 Est. Cost is \$28,400,000
- Chillers Est. Cost is \$2,000,000 (Equipment Purchase)
- BP #4 Est. Cost is \$5,300,000
- BP #5 Est. Cost is \$2,000,000

NOTE: All awarded construction contracts, including chillers, have been pre-paid by the CIA. The award amounts with appropriate contingency funds have been transferred to GSA.

C. M & I: \$3,510,000 (Estimated Cost for GSA, CIA & A/E Joint Venture)

GSA management and inspection costs are being accumulated and billed against the CIA on RWA work order for \$400,000.

4. STATUS OF SCHEDULE:

A. Design

| | <u>Planned Start</u> | <u>Actual Start</u> | <u>Planned Complete</u> | <u>Actual Complete</u> |
|----------|--------------------------|-------------------------|-----------------------------|----------------------------|
| BP #1 | 01-08-83 | 01-03-83 | 01-11-84 | 01-11-84 |
| BP #2 | 01-03-83 | 01-03-83 | 09-15-84 | 10-31-84 |
| BP #3 | 01-03-83 | 01-03-83 | 03-19-84 | 03-19-84 |
| Chillers | 01-03-83 | 01-03-83 | 01-11-84 | 01-11-84 |
| BP #4 | -- | 12-03-84 | 02-11-85 | 02-22-85 |
| BP #5 | -- | 12-03-84 | 09-15-85 | |

Carpet Tiles and Carpet Furnished by CIA to BP #5 Contractor.

B. Construction and Equipment

| | <u>Planned Award</u> | <u>Actual Award</u> | <u>NTP</u> | <u>Planned Sub. Compl.</u> | <u>Construction Contract</u> |
|----------|--------------------------|-------------------------|------------|--------------------------------|----------------------------------|
| BP #1 | 04-16-84 | 04-25-84 | 05-24-84 | 12-31-85 | GS-11B-19068 |
| BP #2 | 02-28-85 | 03-06-85 | 03-13-85 | 10-17-87 | GS-11B-19066 |
| BP #3 | 06-12-84 | 06-28-84 | 06-27-84 | 01-27-87 | GS-11B-19067 |
| Chillers | 02-09-84 | 03-06-84 | 03-06-84 | 04-01-86 | FSS |
| BP #4 | 12-02-85 | -- | -- | 11-14-86 | GS-11B-59018 "NEG" |
| BP #5 | -- | -- | -- | 10-20-87 | GS-11B-59019 "NEG" |

Carpet Tiles and Carpet Furnished by CIA.

5. SUMMARY OF PROJECT STATUS:

Construction procurement is as follows:

BP #1 (BID) February 10, 1984
 (BOD) March 13, 1984

The George Hyman Construction Company awarded contract for \$14,989,000.

BP #2 (BID) November 14, 1985
 (BOD) January 17, 1985

Centex Construction Company, Inc. awarded contract for \$96,467,650.

BP #3 (BID) March 29, 1984
 (BOD) May 22, 1984

MCI Constructors, Inc. awarded contract for \$15,889,491.

30 DAY LOOK AHEAD:

Receive proposal from SBA 8a contractor.

CONSTRUCTION ACTIVITIES:

BP #1, Work in Progress:

Curb work and asphalt paving in progress.

Miscellaneous concrete work at parking deck.

Sealing and caulking work continues.

Installation of site utilities and building utilities continues. Pulling of control cables for north side feeders continues.

BP #1, Problems:

Dispute over rock caissons - Docket No. 7913.

BP #2, Work in Progress :

Concrete foundation walls being built.

Started erecting structural steel tower on 6-19-85.

BP #3, Work in Progress:

Installation of cooling tower support steel is 65% complete. Demolition work on piping and ductwork continues. Cooling towers have been fabricated and are in storage. Piping to cooling towers is in progress.

Work on steam lines and chilled water lines is in progress.

Pads for Gen-Sets are complete.

BP #3, Problems :

One Gen-Set was not tested due to engine failure at run-in time.

BP #4, SBA 8a Contract:

Revised design for this package was given to SBA contractor.

PREPARED BY:


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DATE: June 25, 1985